

LINCOLN PLANNING BOARD

OCTOBER 26, 2005

MINUTES

The regular meeting of the Planning Board was held on Wednesday, October 26, 2005, at the Town Hall, 100 Old River Road, Lincoln, RI.

Chairman Mancini called the meeting to order at 7:05 p.m. The following members were present: Diane Hopkins, John Mancini, Gregory Mercurio, Gerald Olean and Michael Reilly. Absent were John Hunt, David Lund and Town Engineer Kim Wiegand. Also in attendance were Town Planner Albert Ranaldi and Assistant Town Solicitor Roger Ross. Margaret Weigner kept the minutes.

Chairman Mancini advised five members present; have quorum.

SECRETARY'S REPORT

There was no secretary report for review.

CONSENT AGENDA

Chairman Mancini stated that any item on the consent agenda could be removed and discussed separately by making a motion. There are

three items on the agenda for consideration.

Mr. Olean made a motion to remove both items for Lincoln Point, LLC from the Consent Agenda. Mr. Mercurio seconded motion. Motion passed unanimously. Chairman Mancini stated that leaves one item on the Consent Agenda. Mr. Olean made a motion to accept the TRC's recommendation for the remaining item. Mr. Mercurio seconded motion. Motion passed unanimously.

Mr. Olean made a motion to move Item #8 Correspondence/Miscellaneous up on agenda. Ms. Hopkins seconded motion. Motion passed unanimously.

CORRESPONDENCE/MISCELLANEOUS

Chairman Mancini stated that there is a request for a maintenance bond for Holiday Preserves. Mr. Ranaldi stated that the developer is wrapping up the public improvements, with some remaining work to be done. There are four items on the bond. The Town Engineer has determined that the bond should be set at \$32,850.00. Chairman Mancini stated that the TRC recommends approval of the bond amount. Mr. Mercurio asked if the bond in effect now was being held or a new bond was being issued and if the Town was still holding money from the developer. Mr. Ranaldi replied that Ms. Wiegand may have released some of the money from the first bond, but would have

to check with her. Chairman Mancini explained the difference on the two separate bonds and stated that for a bond to be released, the matter would have to come before the Board. Mr. Mercurio made a motion to approve Ms. Wiegand's recommendation for the bond amount of \$32,850.00. Mr. Reilly seconded motion. Motion passed unanimously.

MAJOR LAND DEVELOPMENT REVIEW

a. Nafta Mills AP 34 Lot 14 Public Hearing – 7:15 p.m.

A. F. Homes Old River Road Preliminary Plan Land Development Discussion/Approval

The list of abutters was read and only one abutter, Elizabeth Jackson, was present.

Chairman Mancini explained the procedure for the public hearing. The Town Planner will give a brief rundown on project, the Board will ask questions and make comments, and then the public will have the chance to speak.

Mr. Ranaldi stated that the project started out as 44 units, but has been reduced to 41 units. The zone has been changed from Manufacturing (MG 0.5) to Residential (RG 7). The applicant is before the Board for a land development project; the Board has until

December 10, 2005 to approve, approve with conditions, or deny. The applicant has satisfied all of the Town's concerns. The TRC has thoroughly reviewed the application and recommends approval with the following conditions:

- 1. The DEM Settlement Agreement and work plan must be approved by RIDEM and submitted to the Town for review as a condition of preliminary plan approval. No construction can be allowed until the work plan is approved.**
- 2. The project will require a Physical Alteration Permit from RIDOT for access to the property.**
- 3. The development is required to obtain approval from the Narragansett Bay Commission for sanitary sewers.**
- 4. The project will require a RIDEM wetlands permit as a condition of approval.**
- 5. The developer is required to provide an independent professional engineer to oversee the installation of the URS systems for this project. Special attention must be given to the review and approval of the geotech fabric before installation.**

Mr. Mercurio asked what form of bond was being requested and Mr. Ranaldi replied that it would be a cash bond. Mr. Reilly commented that the bond request doesn't state that the bond must be cash. Chairman Mancini stated that the cash bond would be reflected in the minutes.

Mr. Ranaldi explained that two abutters were not notified and that the applicant went out of their way to deliver the proper notice.

Attorney John Mancini represented the applicant. This project has been before the Town Council, the Zoning Board and the Planning Board on numerous occasions. They are here tonight for a public hearing. The developer has worked well with the Town's staff and has no issues with the TRC's conditions.

A site investigation report was submitted to RIDEM and the applicant is waiting for a Remedial Decision Letter that is expected shortly after November 11, 2005. A RIDEM approval will be submitted prior to construction and recording of final approved plans. The applicant asks that final approval be delegated to the Administrative Officer. Engineer David D'Amico was present to address any drainage issues.

Mr. Reilly asked if the Remedial Decision Letter from RIDEM was to accept or reject the project. Mr. Mancini stated that he felt RIDEM would accept the project. Mr. Reilly then asked if Preliminary Plan approval was necessary to receive approval from RIDEM, and Mr. Mancini responded that Preliminary Plan approval was needed for RIDEM to consider the project. Mr. Mancini explained the process to get RIDEM approval – testing of soil, notice to abutters, site inspection, and a public comment period. Remediation plans address issues on property. Chairman Mancini stated that it was probably

better to get Planning Board approval, but if approval is granted, it would be with conditions. He stated that he spoke to the Town Engineer, Ms. Wiegand, and she was adamant that no construction begins until remediation plan is approved by RIDEM. Mr. Mancini stated that the applicant is fine with that condition.

Chairman Mancini stated that the independent Professional Engineer (P.E.) is important – this URS system is new to the Town and we want to make sure the installation is done right. Assistant Town Solicitor Roger Ross stated that liability insurance of the engineer must be filed with the Town.

Mr. Reilly asked who would review the work plan and Mr. Ranaldi replied that Ms Wiegand would. Mr. Reilly then asked about the P.E. and Mr. Ranaldi explained that the P. E. would certify that the system is installed according to plans by stamping the plans. Chairman Mancini commented that the P.E. needs to touch base with the Town to keep Ms. Wiegand informed of the progress. Mr. Mercurio expressed his concerns about the importance of the P.E. meeting with Ms. Wiegand on a timely basis during the installation process. Chairman Mancini stated that the P.E. would be very cognizant of the process and the Town Engineer is aware of the supervision required. He will not order the developer to meet with the Town once a week. Mr. Ranaldi stated that this is a condo project – one parcel of land. The Town does not take responsibility for the road. The Town wants to make sure of functionality of the URS for the health, safety, and

welfare of abutters, but town inspections will be minimal. Mr. Reilly and Mr. Mercurio want assurances that there won't be any problems six months down the road. Chairman Mancini stated that by asking for an independent P.E., it shows that the issue is important to the Town. Mr. Mancini assured the Board that the P.E. would be putting his job on the line by stamping the plans after the installation is completed and would be working for the Town to ensure the work is done properly.

Chairman Mancini asked if there was any public comment. Abutter Elizabeth Jackson of 316 Old River Road stated that she is concerned with the noise and lights from cars across her property and asked if there would be any trees/bushes to lessen the affect of noise/lights. The developer explained that the landscape plan was designed six months ago. There will be a mound with trees – the mound would help knock down the noise. Ms. Jackson stated that she would like the developer to install bushes at the end of her driveway to block the noise/lights. The developer agreed to work something out with her. Mr. Olean made a motion to close the public hearing. Mr. Mercurio seconded motion. Motion passed unanimously.

Mr. Mercurio made a motion to approve the Preliminary Plan with conditions set forth by the TRC, to work with Ms. Jackson, to delegate final approval to the Administrative Officer and approve maintenance bond of \$11,000. Mr. Reilly seconded motion for discussion. Mr. Reilly stated that he does not want final approval

delegated to the Administrative Officer – he wants the applicant to come back before the Board for final approval. Chairman Mancini recommended eliminating from the motion the delegation of final approval to Administrative Officer. Mr. Mancini stated that there is nothing left to do for final approval except submit final approval from RIDEM. Final approval is a checklist to make sure that all obligations have been met. Chairman Mancini stated that if Mr. Ranaldi has a problem, he can defer to the Board. Mr. Reilly stated that because the project is in the area that he represents, he wants to make sure that all the correct steps are taken. Mr. Ranaldi assured him that this was the correct process. In a subdivision, the developer installs public improvements, then seeks final approval. In this project, there are no public improvements to dedicate to the Town. Mr. Olean stated that he feels that the applicant should come back before the Board for final approval.

Mr. Mercurio stated that he would re-amend the motion. Mr. Mercurio made a motion to take the TRC's recommendation to approve Preliminary Plan, delegate final approval to Administrative Officer and approve maintenance bond in the amount of \$11,000. Ms. Hopkins seconded motion and added to include the declaration page of insurance of the independent engineer before work is done. On a roll call vote, Mr. Mercurio, Ms. Hopkins, and Chairman Mancini voted yes. Mr. Olean and Mr. Reilly voted no. Motion does not carry.

Mr. Mercurio made a motion to approve Preliminary Plan with

conditions set forth by the TRC, approve a cash maintenance bond for \$11,000, and declaration page of engineer's liability policy be made available to the Town before work begins. Ms. Hopkins seconded motion. Mr. Mercurio, Ms. Hopkins, Chairman Mancini, and Mr. Olean voted yes. Mr. Reilly opposed. Motion carries.

MAJOR SUBDIVISION REVIEW

a. Lincoln Meadows II AP 45, Lots 2, 181, & 353 Preliminary Plan Discussion/

Angellin, LLC Angell Road Approval

Mr. Ranaldi stated that this 20 lot subdivision is up for Preliminary Plan review. The plan received a Certificate of Completion on October 18, 2005; the Board has until February 14, 2006 to approve, approve with conditions, or deny. The technical area of concern is the site distance for the proposed exit from the road. A major concern is the lot layout – previous subdivision for 7 lot subdivision incorporated some land into this subdivision. The big issue is sewers. The Public Works Director will not accept any more pumping stations and has rejected their application for a pumping station. The TRC did not make a recommendation to move forward; the applicant needs to address concerns and come back.

Mr. Reilly asked what the time frame for approval is. Chairman

Mancini explained that the applicant met all requirements for Preliminary Plan on October 18, 2005. The Board has 120 days to make a decision. Mr. Ranaldi agreed with the Chairman and stated that the applicant has one year after Master Plan approval to submit application for Preliminary Plan approval.

Attorney Thomas Romano of Blish & Cavanaugh, and Engineer David D'Amico from Cataldo Associates was present. Mr. Romano stated that he appreciates the Public Works Director's position, but it bears reminding that Master Plan approval included pumping station. The applicant is vested in what was approved at Master Plan level. The applicant proposes private ownership of the pumping station through a Home Owners Association (HOA), exploring maintenance bonds, and grinder pumps; the applicant does not want to do Individual Septic Disposal Systems (ISDS) due to wetlands on property. He further stated that the applicant wants to move forward to public hearing and thinks the issue is resolvable.

Chairman Mancini stated that at Master Plan level, the Board is approving a conceptual plan. The developer could come back and change something. The subdivision is not deemed vested with the pumping station. It is unfortunate that the issue was not brought up before seeking Master Plan approval. A previous subdivision was denied for a pumping station; it (pumping station) was probably an oversight on the Board's part. The Board may not have granted an extension on Master Plan if the Board was aware of the issue, then

the applicant would be back to square one.

Mr. Mercurio stated that the development is good for the neighborhood and Town but he is acutely aware of the issues with pumping stations. The health, safety and welfare of the residents are at risk when raw sewerage is bubbling up from the ground.

Mr. Romano stated that the applicant is willing to look at whatever is feasible. Mr. Mercurio stated that he is a member of the TRC and he agrees with the TRC – if the applicant is insistent on a pumping station, they might as well call it quits now. Chairman Mancini advised the applicant to talk to Public Works and Engineering as there are serious issues with pumping stations. Mr. Romano stated that they will explore all options, but ISDS is not preferred. Master Plan is a reality and it came with a pumping station.

Chairman Mancini advised the applicant to talk to Ms. Wiegand. He stated that septic systems are much better than they were 35-40 years ago. Sewer systems are limited; he would like to see all homes have public water and sewer, but that is not always possible. Chairman Mancini further stated that the Town is not accepting any more pumping stations. If applicant was not granted an extension, they would have to start all over again. He would not accept moving forward to public hearing until issue is resolved.

Mr. D'Amico agreed that sewers are the big issue. Traffic is not an

issue; stopping distance was a concern, but that can be resolved by clearing bushes. A pumping station is needed as most lots are at a low point in the road – 10-15'. The Town was not interested in grinder pumps for sixteen lots. ISDS between wetlands is not the best thing for the environment. The technology is there to bring sewer system into development – will meet with Ms. Wiegand to reach a solution. Grinder pumps are very high tech now and require a generator. Mr. Mercurio asked the costs for a pumping station, grinder pumps and generators, and high tech ISDS. Mr. D'Amico replied that a pumping station would cost approximately \$80,000 in initial costs plus maintenance costs, grinder pumps and generators would cost approximately \$5,000-6,000 each, and ISDS would cost approximately \$25,000-30,000 each.

Mr. Olean made a motion to defer to next month. Mr. Mercurio seconded motion. Motion passed unanimously.

Mr. Ross advised the Board that he spoke to John MacQueen, Public Works Director, and he is open to anything but a pumping station.

ZONING APPLICATIONS

Lincoln Point, LLC, 2547 West Main Road, Portsmouth, RI/Cloverleaf III, LLC, 640 George Washington Highway, Lincoln, RI – Special Use Permit for the construction of a Senior Residential Community and

medical office building on property located on George Washington Highway, (Route 116), Lincoln, RI.

AP 31, Lots 38 & 40 Zoned: BL 0.5

Mr. Ranaldi stated that this project is in a BL 0.5 district and is for a Senior Residential Community and medical office building. It fits the requirements for a special use permit. A dimensional variance is needed for building height and parking spaces. The regulations require 310 spaces; they will provide 232 spaces under the building. If approved by the Zoning Board, the project would come back before the Board as a Major Land Development. The medical building would have the required number of spaces; residential needs less parking for over 55, as they have less than 1 ½ cars each.

Mr. Reilly made a motion to accept the TRC recommendation. Mr. Mercurio seconded motion. Motion passed unanimously.

Lincoln Point, LLC, 2547 West Main Road, Portsmouth, RI/Cloverleaf III, LLC, 640 George Washington Highway, Lincoln, RI – Dimensional Variance for parking spaces and building height relief for a proposed Senior Residential Community and medical office building on property located on George Washington Highway (Route 116), Lincoln, RI.

AP 31, Lots 38 & 40 Zoned: BL 0.5

Mr. Reilly asked if there was any way to reduce the height of the building and Mr. Ranaldi explained that it is a unique situation. There

is a lot of ledge in the area. Mr. Reilly asked what zone Amica was in and if a variance was required for the Amica building. Mr. Ranaldi replied that Amica most likely received a variance. Mr. Olean asked if the hotel was taller than the proposed building and Mr. Ranaldi replied that the hotel is 55', while the proposed building would be 65' with parking underneath.

Chairman Mancini commented that the applicant would have to appear before the Zoning Board and have a public hearing. Issues will come out at the Zoning Board hearing. Mr. Ross stated that the Zoning Board has a much higher legal standard and the Planning Board is only making a recommendation to the Zoning Board.

Mr. Reilly made a motion to accept the TRC recommendation. Mr. Olean seconded motion. Motion passed unanimously.

There being no further business to discuss, on a motion made by Mr. Olean and seconded by Mr. Mercurio, it was unanimously voted to adjourn. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Margaret Weigner

Attached October 26, 2005 TRC Report:

On October 18, 2005 at 3:00 pm, the Technical Review Committee met to review the agenda items for the October 26, 2005 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Russell Hervieux, Peggy Weigner, John Faile, and Greg Mercurio. Below are the Committee's recommendations:

Major Land Development Review

a. Nafta Mills AP 34 Lot 34 Public Hearing – 7:15 p.m.

A.F. Homes Old River Road Preliminary Plan Land Development Discussion/Approval

This application is under the 2005 Subdivision Regulations and represents the residential development of up to 44 condominium units. The subject lot contains approximately 7.66 acres of land and is located in zoning district RG-7 (Residential General). The proposed condominium project is to be serviced by public water and sewer. The buildings will be serviced by a private driveway. No new roadway is proposed.

On August 12, 2005, the Preliminary Plan submittal for the above

noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty days (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Preliminary Plan review must be made by December 10, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to the Land Development and Subdivision Regulations preliminary plan requirements and standard engineering practices. The plans reviewed were entitled "Preliminary Design Plan for Nafta Mills, 41 condominium Development, AP 34 Lot 14, Lincoln, Rhode Island," prepared for A.F. Homes by Cataldo Associates, Inc., dated September 8, 2005. Previously reviewed information includes a report entitled "Traffic Impact Study for the Proposed Nafta Mills Condominium Development," prepared for A. F. Homes, prepared by Cataldo Associates, Inc., November 15, 2004, revised April 26, 2005, a report entitled "Site Investigation Work Plan – Former Nafta Textile Mill, 315 Old River Road," prepared for RIDEM – Office of Waste Management, prepared by VHB/Vanasse Hangen Brustlin, In., October 2001.

Environmental – The property has a Settlement Agreement approved by RIDEM to remediate contamination left by the former mill;

however, this Agreement allows reuse of the property as an industrial or commercial site. For residential use, the developers are required to obtain a new Settlement Agreement with RIDEM. This Agreement must be approved by RIDEM as a condition of preliminary plan approval.

Traffic – Access to the site is from a State Highway, Old River Road. The project will require a Physical Alteration Permit from RIDOT for access to the property as a condition of Preliminary Plan approval.

Sanitary Sewers – As noted on the plans, the existing flow metering station will be removed. The sewer easement must be kept clear of trees, shrubs, fences and/or other structures in order to provide clear access to the sewer for maintenance and repair. In addition, the existing line must be televised, evaluated and repairs made to it as necessary in order to ensure its property functioning. The development is required to obtain approval from the Narragansett Bay commission as a condition of preliminary approval from the Town.

Water – The Lincoln Water Commission (LWC) has been contacted. A letter from the superintendent states that public water is available, subject to final project approval.

Drainage – The seasonal high groundwater elevation was determined by a certified soil evaluator. This information was included with the drainage report. It is recommended that the finished floors and basements of the condominiums units be required to be constructed above the elevation of the seasonal high ground water.

The proposal for storm water runoff mitigation is a unique,

nonstandard solution for the Town of Lincoln. The systems will be owned and maintained by the condominium association. The Underground Retention System (URS) systems incorporate impervious geotech fabric enclosing stone beds with perforated pipes. According to the data from the certified soil evaluator, the seasonal high groundwater elevation will be below the bottom elevation of the two systems. However, if field conditions found during construction dictate otherwise, there will be a need to revise the design to counter the effects from buoyancy.

Since this is an unusual design, constant supervision will be required during installation of the URS. It is recommended that the developer be required to provide this construction oversight by an independent professional engineer. The contractor must have an engineer review and approve the geotech fabric before installation. The installation of this material must be specified and constantly supervised during construction.

Zoning Approval Conditions – Several conditions were placed on the zone change of this lot. The applicant has addressed each of the conditions. The TRC and the Planning Department have reviewed the preliminary landscape plan for the project and recommend that under story planting be incorporated into the buffer area required along Old River Road. The under story plants should be placed out of the field of vision area associated with the complex's entrance.

Based on the presented information, the Technical Review Committee finds that the applicant has successfully addressed all concerns. Therefore, if there are no additional concerns presented

during the public hearing, the Committee recommends Approval with Conditions. The Conditions are as follows:

6. The DEM Settlement Agreement and work plan must be approved by RIDEM and submitted to the Town for review as a condition of preliminary plan approval. No construction can be allowed until the work plan is approved.

7. The project will require a Physical Alteration Permit from RIDOT for access to the property.

8. The development is required to obtain approval from the Narragansett Bay Commission as a condition of preliminary approval.

9. The project will require a RIDEM wetlands permit as a condition of approval.

10. The developer is required to provide an independent professional engineer to oversee the installation of the URS systems for this project. Special attention must be given to the review and approval of the geotech fabric before installation.

Remediation Bond – the Engineering Department calculated the cost of a remediation bond for the project. See attached memorandum from Kim Wiegand. The TRC reviewed the recommended bond amount and agree with the Town Engineer.

Major Subdivision Review

a. Lincoln Meadows II AP 45, Lots 2, 181 & 353 Preliminary Plan Discussion/

Angellin, LLC Angell Road Approval

On June 23, 2004, the applicant received Master Plan approval for their twenty-one lot single family subdivision. According to Section 17-G for the 2001 Subdivision Regulations, “Vesting. The approved master plan shall be vested for a period of one (1) year, with a one (1) year extension possible upon the written request of the applicant, who must appear before the Planning Board for an annual review. Vesting may be extended for a longer period, for good cause shown, if requested by the applicant prior to the expiration of the deadline, in writing, and approved by the Planning Board. Master Plan vesting shall include the zoning requirements, conceptual layout and all conditions as shown on the approved plan drawing and supporting materials.” Unfortunately, the applicant did not realize that their Master Plan Approval ran out. On September 28, 2005, the Planning Board voted to extend the applicant’s Master Plan approval for one year starting from the original date of Master Plan approval. Therefore, the applicant has until June 23, 2006 to secure Preliminary Plan approval.

On October 18, 2005, the Preliminary Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of

Section 8. A decision on the Preliminary Plan review must be made by February 14, 2006 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to the Land Development and Subdivision Regulations preliminary plan requirements and standard engineering practices. The subdivision is vested under the September 2001 Town of Lincoln Land Development & Subdivision Regulations. The subdivision submittal is entitled "Preliminary Design Plan for Lincoln Meadows II," 20-lot Subdivision, Zoned RS-20, AP 45 Lots 1, 2, 181 & 353 located at Angell Road, Lincoln, Rhode Island, prepared for Angellin, LLC by Cataldo Associates, Inc., dated September 16, 2005. Additional information was received and reviewed on September 20, 2005 included a "Drainage Report" revision dated August 2004. Below are the TRC comments.

Traffic/road design – The intersection of the proposed road is opposite Maple Avenue. The plans must insure that proper sight distances are available at the proposed intersection. A letter report will be required describing this analysis. The detailed plans for the proposed bridge must be reviewed and approved by the Limerock Fire Department.

Groundwater and storm water – The only section of roadway that requires high velocity grates on the catch basins are on the 8% grade.

On the 1% slope, a regular grate must be specified. Engineering

recommends that as a condition of subdivision approval, no finished floors or basements shall be allowed to be constructed into the seasonal high groundwater elevation. A note to this effect must be added to the preliminary plans.

Lot Layout – Proposed lot number 18 uses a portion of what is presently preliminarily approved as Lot 7 in the subdivision Lincoln Meadows, a seven lot subdivision, in order to comply with the minimum buildable area requirements. The preliminary approval of the seven lot subdivision must be amended in order to include the land in a different subdivision. This concern was pointed out during Master Plan approval. Proposed parcel number 16 contains a drainage outfall and infiltration swale. An easement to the Town for drainage must be shown for this lot.

Environmental – the developer has a pending application for alteration of wetlands with RIDEM. Approval of this subdivision must be granted on the condition of receiving this approval with only minor changes to the proposed plans as presented.

Sanitary Sewers – Public sewers are available to this project for gravity flow sanitary sewers. Only gravity sewers in the public road will be owned and maintained by the Town. The Director of Public Works and staff have reviewed the request for an additional pump station to service lots that can not function by gravity and have rejected the applicant's request for a new pump station. The Town will not accept any additional pump stations in any ownership form. Due to this determination, the TRC would ask that the applicant research and develop alternate sanitary sewer system for these lots.

The TRC recommends that the applicant explore individual septic disposal systems (ISDS).

Utilities – Public water is available to the proposed development. According to superintendent of the Lincoln Water Commission (LWC), the subdivision's water line has preliminary approval, subject to final construction plan approval.

Final construction plans – The following will be required for approval of the final construction plans.

- 1. Plantings associated with the drainage shall be the responsibility of the developer as a condition of the subdivision construction. Other plantings required by the RIDEM Wetlands permit on individual lots will be the responsibility of the property owner under the building permit.**
- 2. Final public water approval of the plans by the LWC.**
- 3. The final plans must include town standard details and other revisions as specified by the Engineering Office. The separate memo describes these items.**

The Technical Review committee recommends that the applicant address the above noted concerns with special attention given to the sanitary sewer system. The TRC can not recommend moving forward in the Preliminary Plan process until this issue is resolved.

November Zoning Applications

Miguel & Elizabeth Simao, 11 Riverside Drive, Lincoln, RI – Dimensional Variance for front yard setback for the construction of a second story and farmer's porch.

AP 13, Lot 92 Zoned: RL9

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. During the October Zoning Board meeting, the applicant was asked to revise their plans and resubmit them to the Zoning Official for further review. The Zoning Official did not receive revised plans. Therefore, the TRC recommends Denial of this application. The Committee examined the originally submitted plan and setback requirements and feels that the application does not meet the requirements for a dimensional variance, does not conform to the surrounding neighborhood, and is not the least relief required.

Lincoln Point, LLC, 2547 West Main Road, Portsmouth, RI/Cloverleaf III, LLC, 640 George Washington Highway, Lincoln, RI – Special Use Permit for the construction of a Senior Residential Community and medical office building on property located on George Washington Highway, (Route 116), Lincoln, RI.

AP 31, Lots 38 & 40 Zoned: BL5

Members of the Technical Review Committee visited the site and reviewed the submitted project plans and application. The Technical Review Committee recommends Approval of this application. Based

on a site visit, the Committee feels that the general character of the area has evolved into a mixed-use area made up of light commercial and multi-unit housing developments. The TRC finds that the granting of a special use permit will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.

As outlined in the application, the proposed development is for a 195 unit senior residential community. The TRC reviewed the public utilities in the area for their capacity to handle this increase in additional density. Based on a general review and knowledge of the systems in the area, the TRC feels that these systems can adequately accommodate the proposed density. If approved, this project would have to be reviewed as a major land development project by the Planning Board. This review will focus on the capacity on the existing public utilities systems and their ability to accommodate the proposed density. The following are concerns that will be reviewed by the TRC and the Planning Board.

1. Drainage/Environmental – The proposed project must receive a permit from the RIDEM Wetlands program. The drainage discharging to George Washington Highway must be approved by RIDOT.
2. Traffic – The proposed project must receive a physical alteration permit from the RIDOT for the access to Old Louisquisset Pike and the land use alteration for the access to George Washington Highway.
3. Utilities – The proposed project must obtain approval from the Narragansett Bay Commission for sanitary sewer discharge. The developer is responsible for any modifications to the private pump

station.

4. Public Water – The Lincoln Water Commission must approve the water service.

5. Fire Suppression – The Albion Fire Department must approve the development's water supply for fire suppression.

Lincoln Point, LLC, 2547 West Main Road, Portsmouth, RI/Cloverleaf III, LLC, 640 George Washington Highway, Lincoln, RI – Dimensional Variance for parking spaces and building height relief for a proposed Senior Residential Community and medical office building on property located on George Washington Highway (Route 116), Lincoln, RI.

AP 31, Lots 38 & 40 Zoned: BL 5

Members of the Technical Review Committee visited the site and reviewed the submitted project plans and application. The Technical Review Committee recommends Approval of this application. Based on a site visit, the Committee feels that the subject lot contains several limiting natural features that restrict the placement of buildings and utilities. The Technical Review Committee feels that the applicant presents a realistic site layout that meets the intent of the zoning and would not be detrimental to the surrounding commercial neighborhood. The TRC feels that the dimensional variance will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.

Holiday Preserve – AP 14 Lot 90 – Maintenance Bond

The Engineering Department calculated the cost of a maintenance bond for the above noted project. See attached memorandum from Kim Wiegand. The TRC reviewed the recommended bond amount and agree with the Town Engineer. Therefore, the TRC recommends Approval of the maintenance bond for Holiday Preserve subdivision.